

COMMISSION ON COMMON OWNERSHIP COMMUNITIES  
 Minutes of the Monthly Meeting  
Via Zoom Audio-Visual Conference  
**Wednesday, July 1, 2020**

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:07 pm by Chairman Mark Fine.

**Commissioners present:** [11] FINE, GARDNER, GELFOUND, GIZA, MALAMUD, MYO KHIN, PERPER, SMITH, STEINBACH, VINEY, YOUNG, and Commissioners nominated, but not yet confirmed, Terry Anderson, Brian Gruber, and Linda Moore.

**Commissioners absent:** Marietta Ethier

**Staff present:** Tim Goetzinger, DHCA Director of Finance; Walter Wilson, Associate County Attorney; Staff: Mark Anders, Ife Fabayo.

**Guests:** Alex Cranford, Jo Ellen Bilanin, Ginger Naglee, Rand Fishbein, Jim Cagley, Andrew Spencer, John Hansman.

1. **Amendment to Agenda:** #2020-046, New Mark Commons HOA v. Triantis – Case was settled; Commissioner Gardner moved to remove the case from the agenda, with Commissioner Smith seconding. Motion passed by unanimous consent.
2. **Approval of Minutes:** Commissioner Smith moved to approve the minutes (as amended) of the June 3, 2020 monthly meeting, with Commissioner Gelfound seconding. The motion was approved by unanimous consent.
3. **Community Forum:** Questions were addressed regarding a) the status of restrictions on outdoor facilities and sports and b) how to hold meetings under current health guidelines.
4. **Submission of disputes for Commission consideration:**  
**Jurisdiction – Default cases:** None  
**Jurisdiction - Contested cases:**  
 #2020-048, Denis v. University Towers Condominium – Commissioner Viney moved to accept jurisdiction and refer the case to a hearing panel, with Commissioner Gardner seconding. After discussion, **the motion failed** by majority vote, Commissioner Gardner in favor, Commissioner Fine recused.
5. **Decisions & Orders Issued:** None
6. **Decisions & Orders on Appeal:**  
 #2018-040, Dillin et al, v. The Willoughby of Chevy Chase and  
 #2018-061, Nadri v. The Willoughby of Chevy Chase (consolidated) – CCOC decision upheld in Circuit Court, appealed to Court of Special Appeals.  
 #2019-070, Washington v. Silverton Condominium  
 #2019-019, Weinrich v. Tanterra HOA – County's appeal was successful, case was dismissed as moot.

7. **County Attorney's report:** Decision & Order(s) under review by Mr. Wilson – None
8. **DHCA status report:** Unavailable at this time.
9. **Chairman's Report:**
  - Covid-19 mortgage seminar was held via Zoom on June 24<sup>th</sup>. It will be made available on CCOC website.
  - Chairman Fine is developing the CCOC website to offer a central location for *all Covid-19 related Q&As and information*, including liability & hardship waiver templates, for associations. Disclaimers will specify "information, not advice".
  - The Greater Olney Civic Assoc. has asked the CCOC to introduce themselves to their group. Commissioner Gardner, who used to be a member, volunteered to participate on behalf of the CCOC.
  - Chairman Fine and Commissioner Gelfound are representing the CCOC on a County ad hoc committee to address the short- and long-term effects of Covid-19 on neighborhoods, specifically the development of legislation, funding, and other assistance programs.
  - Commissioner Ethier's second term on the CCOC has expired. She has agreed to serve in future as a panel chair.
10. **Committee reports:**
  - a. Education Committee  
[Members: Commissioners Fine & Myo Khin, Gelfound, Giza, Perper, Smith, & Steinbach] ---  
In the absence of a committee Chair, Chairman Fine reported that in-person training classes are suspended indefinitely. Nevertheless, he is still updating the Board of Director training curriculum, and reviewing and editing two financial courses which will be vetted by the Education Committee, the full Commission, and the County Council before being made available to the public online.
  - b. Legislation & Budget Committee  
[Members: Commissioners Fine & Myo Khin, Gardner (Chair), Malamud, Viney, & Young] ---  
No report by the committee Chair. However, Chairman Fine informed the Commission that he and Commissioner Gelfound are in discussions with Delegate Marvin Holmes to spearhead legislation for Montgomery County similar to Prince George's County's HB254, which mandates reserve studies in common ownership communities.  
Chairman Fine asked for a volunteer to lead the Budget Committee.
  - c. Policies & Procedures and Information Technology Committee  
[Members: Commissioners Fine & Myo Khin] ---  
Commissioner Fine pointed out that the Commissioner training curriculum is ready for the new appointees.
  - d. Interview Committee  
[Members: Commissioners Fine & Myo Khin, Giza (Chair), Gelfound, & Smith]- No report
11. **Adjournment:** Meeting adjourned at 8:14pm.

**Next meeting: Wednesday, August 5, 2020 at 7:00pm**